



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: December 6, 2006

SUBJECT: **Agenda Item V(f): Consideration of resolution authorizing the use of Santa Monica Mountains Open Space Preservation Assessment District No. 2 funds to acquire properties in Chapter 8 Agreement 2466, and the addition of parcels in Woodland Hills and Tarzana to the Final Engineer's Report, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the use of Santa Monica Mountains Open Space Preservation Assessment District No. 2 funds to acquire properties in Chapter 8 Agreement 2466, and the addition of parcels in Woodland Hills and Tarzana to the Final Engineer's Report, Los Angeles.

Background: The Mountains Recreation and Conservation Authority (MRCA) commonly enters into Chapter 8 Agreements with Los Angeles County to acquire tax defaulted properties. This process is an essential component of the agency's efforts to increase the amount of protected open space in southern California. The MRCA has acquired over 1,500 acres through this process.

Chapter 8 Agreement Number 2466 contains 24 parcels totaling 4.47 acres in the City of Los Angeles. Two of these parcels, totaling 1.41 acres, fall in the jurisdiction of the Santa Monica Mountains Open Space Preservation Assessment District No. 2 (Area F). These two subject parcels will be addressed in this staff report. The Governing Board adopted resolution 05-114 in November 2005, which authorized the acquisition for all concerned parcels, but did not specify the use of Assessment District funds.

A table below includes each parcel, its size, general location, and current cost to the MRCA. The cost estimate is projected through January 2007. Unfortunately, the cost of the parcels increases substantially every year as penalties and back taxes increase. That rate of increase is approximately 1.5 percent per month. A

brief description of each parcel, or cluster of parcels, follows along with attached aerial photographs with the parcel boundaries.

Agreement Number 2466

APN	Acreage	Location	Price
2172-017-081	0.11	Woodland Hills	\$19,599
4434-001-002	1.30	Tarzana- Dirt Mulholland	\$13,821
Totals	1.41		\$33,420

Woodland Hills

APN 2172-017-081, located in Woodland Hills, is an open lot near Serrania Park. The parcel offers a superior small neighborhood open space area. Surrounding land owners have assured staff that they will conduct all necessary weed and brush removal. There is no brush on the property. If it were to be acquired it would be with funds from Santa Monica Mountains Open Space Preservation Assessment District No. 2 (Area F) or private funds.

Tarzana

APN 4434-001-002 is located on the dirt portion of Mulholland Drive in between Mulholland Gateway Park and Topanga State Park. It would be a difficult parcel to develop. Nonetheless Assessment District funds are available to acquire the property just this once. For \$14,000 this inholding should be acquired to preclude any future problems in one of the key public use areas of the Big Wild. This action is necessary for the parcel to be acquire with funds from Santa Monica Mountains Open Space Preservation Assessment District No. 2 (Area F).